

By: Campbell

S.B. No. 1771

A BILL TO BE ENTITLED

AN ACT

relating to the expansion of the boundaries of the Cibolo Creek  
Municipal Authority.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 4, Chapter 347, Acts of the 62nd  
Legislature, Regular Session, 1971, is amended to read as follows:

Sec. 4. The district shall comprise all of the territory  
contained within the following described area:

BEGINNING: At a point in Southerly right-of-way line of  
Lookout Road, and being at the Northeasterly cut back of  
Toepperwein Road and being a Northwesterly corner of the Nejon Inc.  
tract as recorded in Volume 9633, Page 621 of the Official Public  
Records of Bexar County, Texas;

THENCE: With the Southerly right-of-way line of Lookout Road,  
an approximate total distance of 3536 feet to a point feet for the  
most Westerly corner of the Live Oak JV tract of land as recorded in  
Volume 6308, Page 1362 of the Official Public Records of Bexar  
County, Texas;

THENCE: Departing the Southerly line of Lookout Road and  
across said Lookout Road with a curve to the right, in a  
Northeasterly direction, an approximate distance of 846 feet a  
point for Northwesterly flare corner of Lookout Road and said FM  
Loop 1604 East bound access Road, and being the Southeast corner of  
the Texas Dorado Prop LTD tract as described in Volume 8278, Page

1 937, of the Official Public Records of Bexar County, Texas;

2 THENCE: With the Northwesterly line of Lookout Road, in a  
3 Northeasterly direction crossing FM Loop 1604, (a variable width  
4 Right of Way), approximately 1965 feet to the Southeasterly corner  
5 of the PAL Acquisition LP tract of land as recorded in Volume 11771,  
6 Page 2291 of the Official Public Records of Bexar County, Texas;

7 THENCE: Departing the Northwesterly line of Lookout Road,  
8 with the Easterly line of said PAL Acquisition tract in a  
9 Northwesterly direction an approximate distance of 2020 feet to a  
10 point in the Southeasterly Right of way line of the Union Pacific  
11 Railroad Right-Of-Way;

12 THENCE in a Northeasterly direction with the Southeasterly  
13 Right of way line of said Union Pacific Railroad approximately  
14 15,138 feet to a point;

15 THENCE: Departing said Southeasterly line of the Union  
16 Pacific Railroad Right of way and in a Northwesterly direction and  
17 across said Railroad right-of-way and with the Southwest line of  
18 the Scheele Revocable Trust tract as described in Document No.  
19 9806000899 of the Official Public Records of Comal County, Texas, a  
20 total distance of 2855 feet to the Southeasterly line of another  
21 Union Pacific Railroad South Right of way line for the Northwest  
22 corner of said Scheele Revocable Trust tract;

23 THENCE: In a Southwesterly direction with the Southeast line  
24 of said Union Pacific Railroad right-of-way, an approximate  
25 distance of 4430 feet to a point in the Union Pacific Railroad  
26 Southeasterly Right of way line;

27 THENCE: Across said Union Pacific Railroad right-of-way and

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1 with the City of Garden Ridge Ordinance 471 limits line, in a  
2 Northwesterly direction, at approximately 1791 feet passing the  
3 Northwesterly right-of-way line of FM 2252, and continuing a total  
4 distance of approximately 4430 feet to a point in the Northerly line  
5 of the remainder of a 110 acre tract of land conveyed to Lloyd  
6 Loehman as recorded in Volume 902, Page 402 of the Official Public  
7 Records of Comal County, Texas;

8 THENCE: With the Northwesterly line of said Loehman tract,  
9 and the Northwesterly line of Country Oak Estates as recorded in  
10 Volume 5, Page 372-373 of the Map and Plat Records of Comal County,  
11 Texas, in a Northeasterly direction approximately 2543 feet to a  
12 point in the Southwesterly line of Bat Cave Road;

13 THENCE: With said Bat Cave Road and in a Southeasterly  
14 direction approximately 366 feet to a point;

15 THENCE: Across said Bat Cave Road, and continuing with the  
16 Southeasterly line of Garden Ridge Estates Unit One as recorded in  
17 Volume 2, Page 48-49 of the Map and Plat Records of Comal County,  
18 Texas an approximate distance of 2108 feet to a point;

19 THENCE: Departing said Garden Ridge Unit One, and across  
20 Garden Ridge Estate Unit 7 as recorded in Volume 5, Page 154 of the  
21 Map and Plat Records of Comal County, Texas, in a Southeasterly  
22 direction and crossing said Garden Ridge Estate Unit 7, Garden  
23 Ridge Estates Unit Eleven as recorded in Volume 10, Page 245 of the  
24 Map and Plat Records of Comal County, Texas, and Garden Ridge  
25 Estates Unit Ten as recorded in Volume 8, Page 42 of the Map and Plat  
26 Records of Comal County, Texas, and across FM 2252 an approximate  
27 distance of 3247 feet to a point in the Southeasterly right-of-way

1 line of FM 2252;

2 THENCE: With the Southeasterly right-of-way line of FM 2252,  
3 and in a Northeasterly direction passing FM 3009 at approximately  
4 2500 feet, and continuing with said Southeasterly right-of-way line  
5 of FM 2252 a total distance of 7850 feet to a point;

6 THENCE: Departing said Southeasterly right-of-way line of FM  
7 2252, and in a Northwesterly direction, crossing said FM 2252, and  
8 across the James Heitkamp tract of land as recorded in Volume 730,  
9 Page 511 of the Official Public Records of Comal County, Texas, an  
10 approximate distance of 2732 feet to a point in the Southeasterly  
11 line of Hanson Aggregates tract;

12 THENCE: In a Northeasterly direction with said Southeasterly  
13 line of Hanson Aggregates, and across HAW Acquisitions Co. LLC as  
14 recorded in Document No. 200206006876 of the Official Public  
15 Records of Comal County, Texas, and across the Helen Bitterman  
16 tract as recorded in Volume 469, Page 684 of the Official Public  
17 Records of Comal County, Texas, and into the Givens Family Ltd.  
18 Partnership as recorded in Document No. 9806030776 of the Official  
19 Public Records of Comal County, Texas, a total distance of 10522  
20 feet to a point and a non-tangent curve to the left;

21 THENCE: With said non-tangent curve to the left and in a  
22 Northwesterly direction, said curve having an approximate radius of  
23 26,500 feet, and crossing said Givens Family Ltd. Partnership, said  
24 HAW Acquisitions Co. LLC, and into the Raymond Dierks tract an  
25 approximate distance of 5695 feet to a point;

26 THENCE: Across said Dierks tract in an Easterly direction  
27 approximately 2250 feet to the Northeasterly line of said Raymond

1 Dierks property, the Westerly line of the Leroy Wilson tract;

2 THENCE: With the Northeasterly line of said Dierks tract, in  
3 a Southeasterly direction to the Southeasterly corner of said  
4 Dierks tract;

5 THENCE: Departing said Southeasterly corner and in a  
6 Northeasterly direction crossing said Hanson Aggregates tract,  
7 crossing the Daniel Ritteman tract, and continuing with the  
8 Southeasterly line of Turkey Creek Ranchd LTD as recorded in  
9 Document No. 9706002093 of the Official Public Records of Comal  
10 County, Texas, the Northwesterly line of the Dennis Darling tract  
11 as recorded in Document No. 200206002063 of the Official Public  
12 Records of Comal County, Texas, an approximate distance of 7484  
13 feet to the Northeasterly corner of said Dennis Darling tract;

14 THENCE: Departing the Northeasterly corner of Dennis Darling  
15 tract, in a Southeasterly direction with the Southwesterly line of  
16 the Dorothy Wenzel tract as recorded in Volume 403, Page 283 of the  
17 Official Public Records of Comal County, Texas for an approximate  
18 distance of 4325 feet to a point;

19 THENCE: Departing the Southwest line of said Dorothy Wenzel  
20 tract, and in a Northeasterly direction, crossing said Dorothy  
21 Wenzel tract an approximate distance of 1398 feet to a point for the  
22 Northerly corner of the Lori & Debra Swete tract as recorded in  
23 Document No. 9706019191 of the Official public Records of Comal  
24 County, Texas;

25 THENCE: With the Northeasterly line of said Swete tract in a  
26 Southeasterly direction, an approximate distance of 2490 feet to  
27 the Northwesterly line of the Union Pacific Railroad Right-Of-Way;

1       THENCE: With the Northwesterly line of said Railroad  
2 Right-Of-Way, and in a Northeasterly direction, an approximate  
3 distance of 6841 feet to a point for the Southwesterly corner of  
4 Cemex Const materials Inc. as recorded in Document No. 200205000047  
5 of the Official public Records of Comal County, Texas;

6       THENCE: Departing said Southwesterly corner and across said  
7 Union Pacific Railroad in a Southerly direction, approximately 114  
8 feet to a point in the Southeasterly line of said Union Pacific  
9 Railroad, and being the Northerly corner of a tract of land conveyed  
10 to Holnam Inc in Volume 730, Page 900 of the Official Public Records  
11 of Comal County, Texas;

12       THENCE: In a Southeasterly direction, with the Northeasterly  
13 line of said Holnam tract, 1830 feet to the an Easterly corner of  
14 said Holnam tract of land, and being in the Northerly line of the  
15 Carol Staats tract of land as recorded in Volume 866, Page 128 of  
16 the Official Public Records of Comal County, Texas;

17       THENCE: Departing said Easterly corner of said Holnam Inc.  
18 tract, in a Westerly direction, approximately 343 feet to the  
19 Northwest corner of said Carol Staats tract of land;

20       THENCE: Continuing with the Southwesterly line of Carol  
21 Staats tract of land, in a Southeasterly direction passing the  
22 Southwest corner of Carol Staats at approximately 1208 feet, and  
23 continuing across a Union Pacific Railroad Right-of-Way, for a  
24 total distance of approximately 1322 feet to a point for the  
25 Northeasterly corner of the Kathleen Hoffman tract as recorded in  
26 Volume 866, Page 128 of the Official Public Records of Comal County,  
27 Texas;

1       THENCE: With the Easterly line of said Kathleen Hoffman tract  
2 of land, in a Southeasterly direction, passing the Southeasterly  
3 corner of said Hoffman tract at approximately 170 feet, and  
4 continuing across Farm to Market Road 482 for a total distance of  
5 227 feet to a point;

6       THENCE: In a Southwesterly direction, and with the  
7 Southeasterly Right of Way line of Farm to Market Road 482,  
8 approximately 594 feet to a point in the Northerly line of a tract  
9 of land conveyed to Jeri Hoffman and the Northeasterly corner of a  
10 tract conveyed to IH 35 Investments as recorded in Document No.  
11 200806006653 of the Official Public Records of Comal County, Texas;

12       THENCE: With the Northeasterly line of said IH 35  
13 Investments, in a Southeasterly direction an approximate distance  
14 of 3145 feet to a point in the Northwesterly line of the Rancho  
15 Wayno LLC tract as recorded in in Volume Document No. 201006000630  
16 of the Official Public Records of Comal County, Texas;

17       THENCE: With the Northwesterly line of Rancho Wayno LLC, in a  
18 Northeasterly direction approximately 23 feet to the Northeast  
19 corner of said Rancho Wayno LLC tract;

20       THENCE: Departing said Northeast corner and in a  
21 Southeasterly direction approximately 262 feet to a point in the  
22 Northwesterly right-of-way line of Interstate Highway 35 for the  
23 Southeasterly corner of said Rancho Wayno tract;

24       THENCE: With the Northwest right-of-way line of IH 35, in a  
25 Northeasterly direction approximately 513 feet to a point;

26       THENCE: Departing the Northwest right-of-way line of IH 35,  
27 in a Southeasterly direction, and across said IH 35, a distance of

1 approximately 300 feet to a point in the Southerly line of said IH  
2 35, and being in the Northwest line of the Khamapirad Family Ltd  
3 Partnership as recorded in Document No.20120603282 of the Official  
4 Public Records of Comal County, Texas;

5 THENCE: With said Khamapirad Family Ltd Partnership  
6 Northwest line and Southeasterly line of IH 35 in a Northeasterly  
7 direction an approximate distance of 1066 feet to the Northerly  
8 corner of said Khamapirad Family Ltd Partnership tract;

9 THENCE: Departing IH 35, and with the Easterly line of the  
10 Khamapirad Family Ltd Partnership, and continuing with the Easterly  
11 line of the Dennis Engle tract as recorded in Volume 941, page 328  
12 of the Official Public Records of Comal County, Texas in a  
13 Southeasterly direction approximately 2626 feet to an interior  
14 corner in said Dennis Engle tract;

15 THENCE: Departing said interior corner and in a Northeasterly  
16 direction a distance of approximately 1071 feet to the Westerly  
17 line of Engle Road for a corner;

18 THENCE: With said Westerly line of Engle Road and in a  
19 Southeasterly direction, at approximately 980 feet passing the  
20 approximate Comal County and Guadalupe County lines and continuing  
21 a total approximate distance of 6279 feet to a point in the  
22 Southeasterly line of Engle Road to a point in a non-tangent curve  
23 in the Northwesterly line of the Goswin Klaerner Revocable Trust  
24 tract, as described in Volume 2123, Page 425 of the Official Public  
25 Records of Guadalupe County Texas;

26 THENCE: With the Southeasterly line of Engle Road, a curve to  
27 the Southwest approximately 80 feet to a point;



1        THENCE: Departing Engel Road and in a Southeasterly  
2 direction, crossing the Goswin Klaerner revocable Trust tract, and  
3 passing the Northwesterly line of the Reno Engel tract at  
4 approximately 1500 feet, and continuing a total approximate  
5 distance of 1872 feet to the beginning of a non-tangent curve to the  
6 left for a corner;

7        THENCE: In a Southerly direction, with said curve to the  
8 left, having a radius of 3000 feet and an arc distance of 3558 feet,  
9 across said Reno Engel tract and the Clifton Engel tract as  
10 described in Volume 782, Page 488 of the Official Public Records of  
11 Guadalupe County, and passing the Southwesterly corner of said  
12 Engel tract and into the Weston Ranch Foundation tract as described  
13 in Volume 2338, Page 451 of the Official Public Records of Guadalupe  
14 County, Texas, to a point for a non-tangent curve to the left;

15        THENCE: Continuing through said Weston Ranch Foundation  
16 Tract and in a Southwesterly direction with said curve to the left  
17 with a radius of 3000 feet, an approximate distance 985 feet to a  
18 point beginning of a non-tangent curve to the left;

19        THENCE: Continuing in a Southwesterly direction with another  
20 non-tangent curve to the left having a radius of 3000 feet, an arc  
21 length of 1550 feet to a point for a non-tangent curve to the left

22        THENCE: Continuing through said Weston Ranch Foundation  
23 Tract and in a Southwesterly direction with said non-tangent curve  
24 to the left with a radius of 3000 feet, an approximate distance 985  
25 feet to a point for the beginning of another non-tangent curve to  
26 the left;

27        THENCE: In a Southwesterly direction and with a curve to the

1 left having a radius of 3000 feet, through said Weston Ranch tract,  
2 passing the Westerly line of Koehler Road at approximately 540  
3 feet, and continuing a total distance of 1836 feet into the Weston  
4 Ranch tract as described in Volume 2338 Page 452 of the Official  
5 Public Records of Guadalupe County, Texas, to the beginning of a  
6 curve to the left and a corner of this herein described political  
7 boundary;

8 THENCE: In a Southwesterly direction, continuing through  
9 said Weston Ranch tract and with said curve to the left having a  
10 radius of 3200 feet and arc length of 1187 feet, to a point for  
11 corner;

12 THENCE in a Northwesterly direction continuing across said  
13 Weston Ranch Foundation tract an approximate distance of 644 feet  
14 to a point for corner;

15 THENCE: In a Southwesterly direction, crossing the  
16 Northeasterly line of the Teofilo Ortiz tract as described in  
17 Volume 972, Page 280 of the Official Public Records of Guadalupe, at  
18 approximately 400 feet, continuing an approximate distance of 813  
19 feet to a point in the Southerly line of said Teofilo Ortiz tract  
20 for a corner;

21 THENCE: In a Southwesterly direction, at 622 feet departing  
22 the Teofilo Ortiz Southwesterly corner and continuing across the  
23 Hunter Creek Enterprises tract as described in Volume 2790, Page  
24 362 of the Official Public Records of Guadalupe County, Texas for a  
25 total distance of 2160 feet to a Westerly corner of said Hunter  
26 Creek Enterprises tract for a corner;

27 THENCE: With the Southwesterly line of said Hunters Creek

1 Enterprises tract, in a Southeasterly direction approximately 341  
2 feet to a point for corner;

3 THENCE: Departing said Southwesterly line and into Hunters  
4 Creek Enterprises tract, in an Easterly direction 3221 feet to a  
5 point for corner, and Southeasterly 224 feet to a corner, and  
6 Southwesterly 242 feet to a point in the Southwesterly line of said  
7 Hunters Creek Enterprise tract for a corner,

8 THENCE: In a Southeasterly direction with the Southwest line  
9 of Hunters Creek Enterprises, approximately 486 feet to a  
10 Southwesterly corner of Hunters Creek Enterprises tract, and being  
11 in the northwesterly line of the Frederich Goerke tract as recorded  
12 in Volume 1517, Page 108 of the Official Public Records of Guadalupe  
13 County, Texas;

14 THENCE: With the Northwesterly line of the Goerke tract and  
15 in a Southwesterly direction approximately 1391 feet to a point for  
16 the Westerly corner of said Goerke tract;

17 THENCE: Continuing with the Frederich Goerke tract, in a  
18 Southeasterly direction, passing a Southerly corner of Goerke, the  
19 Westerly corner of David Elder tract as recorded in Volume 1859,  
20 Page 880 of the Official Public Records of Guadalupe County, Texas,  
21 at approximately 1493 feet, and continuing with said David Elder  
22 tract and passing said Southerly corner at approximately 1748, and  
23 across Weil road for a total distance of 1798 feet to a point;

24 THENCE: With the Southeasterly line of Weil road, in a  
25 Northeasterly direction 150 feet to the Northwest corner of the  
26 Osborn Trust tract as described in Volume 1693, Page 2434 of the  
27 Official Public Records of Guadalupe County, Texas, for a corner;

1       THENCE: Departing Weil Road and in a Southeasterly direction  
2 with the Southwest line of the Osborn Trust tract, and passing the  
3 Southwesterly corner of said Osborn Trust tract at 662 feet and  
4 continuing with the a Westerly line of the Robert Walker tract as  
5 described in Volume 1517, Page 255 of the Official Public Records of  
6 Guadalupe County, Texas, an approximate distance of 833 feet to a  
7 point for a corner;

8       THENCE: Continuing with said Robert Walker tract in a  
9 Southwesterly direction approximately 280 feet to a point for  
10 corner, and in a Southeasterly direction with said Robert Walker  
11 Southwesterly line, an approximate distance of 1210 feet to the  
12 Southwest corner of said Robert Walker tract for a corner and being  
13 in the Northwesterly line of Short Weyel Road;

14       THENCE: With the Northwesterly line of Short Weyel Road, and  
15 departing Short Weyel Road at 375 feet, and continuing in a  
16 Northeasterly direction with the Southeast line of the Robert  
17 Walker tract approximately 1441 feet to a point in the  
18 Northwesterly line of the Fey D. Fay tract as described in Volume  
19 2651, Page 335 of the Official Public Records of Guadalupe County,  
20 Texas for a corner;

21       THENCE: Departing said Robert Walker tract, and across said  
22 Fey D. Fay tract in a Southeasterly direction, at approximately  
23 1025 feet passing the Southeasterly line of said Fey D. Fay tract,  
24 the Northwesterly line of David Lee tract as recorded in Volume  
25 3051, Page 355 of the Official Public Records of Guadalupe County  
26 Texas, and continuing across said David lee tract for a total  
27 distance of 2163 feet to an interior corner of the Monroe

1 Freisenhahn 125 acre tract for a corner;

2 THENCE: With the Northwest line of the Monroe Freisenhahn 125  
3 acre tract and in a Northeasterly direction approximately 825 feet  
4 to the Westerly corner of Santa Clara Bend Phase 3 Subdivision as  
5 recorded in Volume 6, Page 142 of the Map and Plat Records of  
6 Guadalupe County, Texas for a corner;

7 THENCE: In a Southeasterly direction with the Southwesterly  
8 line of Santa Clara Bend Phase 3 Subdivision an approximate  
9 distance of 1874 feet to the Westerly corner of the Elsie Bischoff  
10 tract as recorded in Probate, Volume 8307, of the Official Public  
11 Records of Guadalupe County, Texas;

12 THENCE: With the Southwesterly line of the Elsie Bischoff  
13 tract approximately 267 feet to a point for corner;

14 THENCE: Departing said Elsie Bischoff tract and in a  
15 Southwesterly direction, across said Monroe Freisenhahn 125 acre  
16 tract, at approximately 2262 passing into the Monroe Freisenhahn  
17 21.663 acre tract described in Volume 1601, Page 481 of the Official  
18 Public Records of Guadalupe County, Texas, and at approximately  
19 2750 feet passing Easterly corner of Sassman Road Estates  
20 Subdivision as recorded in Volume 5, Page 58 of the Map and Plat  
21 Records of Guadalupe County, Texas for a corner and continuing with  
22 the Southeasterly line of said Sassman Road Estates Subdivision for  
23 an approximate total distance of 3341 feet to the Southwesterly  
24 corner of Lot 18 for a corner;

25 THENCE: In a Southwesterly direction, departing the  
26 Southeasterly line of Sassman Road Estates Subdivision and with a  
27 non-tangent curve to the left having a radius of approximately 2125

1 feet and passing through the Thomas Walker tract as described in  
2 Volume 1632, Page 641, the Carter Family Trust tract as described in  
3 Volume 1865, Page 486, of the Official Public Records of Guadalupe  
4 County, Texas, the Carter Family Trust tract as described in Volume  
5 1514, Page 122 of the Official Public Records of Guadalupe County,  
6 Texas, the Alonzo Andrews tract as described in Volume 1338, Page  
7 330, and the Felix Aguirre tract as described in Volume 1226, Page  
8 496 of the Official Public Records of Guadalupe County, Texas to a  
9 point in the Easterly line of Sassman Road;

10       THENCE: With the Northeasterly line of Sassman Road, in a  
11 Southeasterly direction, approximately 1204 feet to a point in the  
12 Southeasterly line of Country lane;

13       THENCE: With the Southeasterly line of County lane and in a  
14 Southwesterly direction approximately 127 feet to a point for the  
15 Northwesterly corner of the Michelle Ford tract as recorded in  
16 Volume 2399, Page 141 of the Official Public Records of Guadalupe  
17 County, Texas;

18       THENCE: With the Southwesterly line of said Michelle Ford  
19 tract and in a Southeasterly direction, at 2227 feet passing the  
20 Northwesterly line of Union Pacific Railroad, and continuing a  
21 total distance of 2450 feet to the Southern right-of-way line of FM  
22 78;

23       THENCE: With the Southern right-of-way of FM 748 and in an  
24 Easterly direction an approximate distance of 5575 feet to a point  
25 in the Northerly line of the Fred Wagner tract as recorded in Volume  
26 2947, Page 629 of the Official Public Records of Guadalupe County,  
27 Texas;

1        THENCE: Departing FM 78 and across said Fred Wagner tract in a  
2 Southerly direction, approximately 576 feet to Town Creek;

3        THENCE: With the meanders of Town Creek and crossing the  
4 Westerly line of Helen Brietzke tract of land as recorded in Volume  
5 3031, Page 915 of the Official Public Records of Guadalupe County;

6        THENCE in a Southerly direction, continuing through said  
7 Helen Brietzke tract and with the meanders of Town Creek  
8 approximately 4300 feet to a point;

9        THENCE: Departing Town Creek and in a Westerly direction,  
10 passing at 580 feet, the Westerly line of said Brietzke the Easterly  
11 line of Stanley Cielencjki tract of land as recorded in Volume 1022,  
12 Page 369 of the Official Public Records of Guadalupe County, Texas,  
13 continuing across said Cielencjki tract 1538 feet, passing the  
14 Westerly line of Cielencjki tract, the Easterly line of Ray Joe  
15 Pfannstiel tract of land as recorded in Volume 1300, Page 325 of the  
16 Official Public Records of Guadalupe County, Texas, and continuing  
17 across said Ray Joe Pfannstiel tract of land 2480 feet to a point, a  
18 total distance of 4598 feet to a point in the Southerly line of said  
19 Pfannstiel Road;

20        THENCE: With said Pfannstiel Road and in a Northeasterly  
21 direction to a point in Town Creek;

22        THENCE: With the meanders of Town Creek and in a Westerly  
23 direction approximately 730 feet to a point;

24        THENCE: Departing Town Creek and in a Southeasterly direction  
25 to the Southerly line of Pfannstiel Lane, a northerly line of said  
26 Gladys Pfannstiel tract for a point;

27        THENCE: Departing Pfannstiel Lane and in a Southeasterly

direction across the Gladys Pfannstiel tract approximately 975 feet to the beginning of a non-tangent curve to the right;

THENCE: In a Southeasterly direction with said non-tangent curve to the right, having an approximate radius of 23,500 feet across the Gladys Pfannstiel tract, across the Barbara Schmoekel tract 63.65 acre tract, crossing the Leroy Schmoekel tract as described in Volume 777, Page 590 of the Official Public Records of Guadalupe County, Texas, and across Lower Seguin Road a distance of approximately 6415 feet to a point in the Southeasterly line of Lower Seguin Road for a corner;

THENCE: With the Southeasterly line of Lower Seguin Road and in a Northeasterly direction at approximately 813 feet to the Northerly corner of Gilford Adams tract as described in Volume 1065, Page 676 of the Official Public Records of Guadalupe, Texas, for a for corner;

THENCE: Departing the Southerly line of Lower Seguin Road and with the Northeasterly line of the Gilford Adams tract in a Southeasterly direction approximately 4332 feet to the Southeasterly corner of said Gilford Adams tract in the Northerly line of Schmoekel Road (Co. Rd. 310) for a corner;

THENCE: With the Northerly line of Schmoekel Road and in a Northeasterly direction to the Easterly line of Santa Clara Road (Co. Rd. 315), the Westerly line of the Marion Oaks Real Estate tract as recorded in Volume 1672, Page 701 of the Official Public Records of Guadalupe County, Texas;

THENCE: With the Easterly line of Santa Clara Road in a Southeasterly direction, approximately 5200 feet to the Northwest



1 corner of the Zimmer- Zampese & Associates Inc. tract as recorded in  
2 Volume 1431, Page 659 of the Official Public Records of Guadalupe  
3 County, for a corner;

4 THENCE departing the Easterly line of Santa Clara Road and  
5 with the Northwesterly line of said Zimmer-Zampese & Associates  
6 Inc. tract approximately 3752 feet to the most Northerly corner of  
7 said Zimmer-Zampese tract for a corner;

8 THENCE: With the Northeasterly line of Zimmer-Zampese &  
9 Associates tract in a Southeasterly direction approximately 475  
10 feet to the Northwest corner of the Wayne Ford tract as described in  
11 Volume 1537, Page 13345 of the Official Public Records of Guadalupe  
12 County, Texas for a corner;

13 THENCE: With the Northwest line of said Wayne Ford tract,  
14 passing the Northerly corner of said Wayne Ford tract, the Westerly  
15 corner of the Astinger Family Trust tract as described in Volume  
16 1322, Page 936 of the Official Public Records of Guadalupe County,  
17 Texas at approximately 1637 feet, and continuing a total distance  
18 of approximately 2685 feet for an interior corner of said Astinger  
19 Family Trust tract;

20 THENCE: With a Westerly line of the Astinger Family Trust  
21 tract approximately 500 feet in a Northwesterly direction to the  
22 Northwesterly corner of said Astinger Family Trust tract for a  
23 corner;

24 THENCE: In a Northeasterly direction with a Northwesterly  
25 line of the Astinger Family trust tract to Santa Clara Creek for a  
26 corner;

27 THENCE: In a Northwesterly direction with the meanders of

1 Santa Clara Creek to the Westerly corner of the Joe Carriaga tract  
2 as described in Volume, 1198 Page 797 of the Official Public Records  
3 of Guadalupe County, Texas for a corner of this herein describe  
4 Political Boundary;

5 THENCE: With the Northwest line of the Joe Cariaga tract in a  
6 Northeasterly direction to the Southwesterly right-of-way line of  
7 FM 465 for a corner;

8 THENCE: With the Southwesterly line of FM 465 and in a  
9 Northwesterly direction, approximately 338 feet to a point for  
10 corner;

11 THENCE: Departing the Southwesterly line of FM 465, crossing  
12 said FM 465 and passing the Easterly corner of the Jeffery Scott  
13 tract described in Volume 2092, Page 858 of the Official Public  
14 Records of Guadalupe County, Texas, at approximately 955 feet and  
15 with the Southeasterly line of the Jerome Buch tract as described in  
16 Volume 379, Page 405 of the Official Public Records of Guadalupe  
17 County, Texas, approximately 4690 feet to the Easterly corner of  
18 said Jerome Buch tract for a corner;

19 THENCE: With the Northeasterly line of the Jerome Buch tract  
20 and in a Northwesterly direction approximately 1884 feet to the  
21 Southerly line of Stage Coach Road (Co. Rd. 312), and being the  
22 Northeast corner of said Jerome Buch tract for a corner;

23 THENCE: Across Stage Coach Road to the Southeasterly corner  
24 of the Stephen Meeker tract as described in Volume 1148, Page 551 of  
25 the Official Public Records of Guadalupe County, Texas for a  
26 corner;

27 THENCE: With the Northeasterly line of the Stephen Meeker

1 tract and into said Stephen Meeker tract approximately 1554 feet to  
2 a point for a corner and a beginning of a non-tangent curve to the  
3 right;

4 THENCE: In an Easterly direction and with said curve to the  
5 right, having an approximate radius of 5000 feet and crossing the  
6 following tracts, the Laura Yantis tract as described in Volume  
7 856, Page 698, the Gary Wilson tract as described in Volume 1516  
8 Page 631, the Kathryn Bufler tract as described in Volume 2775, Page  
9 51, the Edward Wohlfahrt tract as described in Volume 1937 Page 283,  
10 the Thomas Gonyer tract as described in Volume 3159 Page 305,  
11 crossing Schwab Road at approximately 3820 feet, and across the  
12 Dale Reiley tract as described in Volume 1693 Page 993, the James  
13 Slovak tract described in Volume 573, Page 27, the William Hamilton  
14 tract described in Volume 2623 Page 378, the Terry Bomersbach tract  
15 described in Volume 2878 Page 879, the San Juanita Flores tract,  
16 crossing Stagecoach Road at approximately 6559 feet, and across the  
17 Ferman Wetz-Betty Dietert tract described in Volume 1032 Page 384,  
18 and into the Floyd Braune tract as described in Volume 1509, Page  
19 467, an approximate arc distance of 9,893 feet to the beginning of a  
20 non-tangent curve to the right;

21 THENCE: In a Southeasterly direction and with a curve to the  
22 right with a radius of approximately 2300 feet, an arc length of  
23 approximately 940 feet into the Leroy Boenig tract to the beginning  
24 of a curve to the left;

25 THENCE: Continuing across said Leroy Boenig tract in a  
26 Southerly direction with said curve to the left having a radius of  
27 approximately 13000 feet crossing into the Bobby Lee Kanz tract at

1 approximately 768 feet and continuing across said Bobby Lee Kanz  
2 tract and passing the Northerly right-of-way line of Interstate  
3 Highway 10 at 1749 feet, across said IH 10, and into the Vernon  
4 Schwab tract as recorded in Volume 296, Page 300 of the Official  
5 Public Records of Guadalupe County, Texas a total approximate  
6 length of 3846 feet to a point and a non-tangent curve to the right;

7       THENCE: Continuing across said Vernon Schwab tract in a  
8 Southwesterly direction with said curve to the right having a  
9 radius of approximately 5000 feet and crossing Partnership Road  
10 (Co. Rd. 306) at approximately 372 feet and continuing across said  
11 Vernon Schwab tract, at approximately 2344 feet crossing the  
12 Northeasterly line of the David Robertson & Susan Ragsdale tract as  
13 recorded in Volume 2363, Page 492 of the Official Public Records of  
14 Guadalupe County, Texas, and at approximately 4143 feet crossing  
15 the common line of the Robertson & Ragsdale tract and the Kathy  
16 Wiederstein tract as recorded in Volume 677, Page 255 of the  
17 Official Public Records of Guadalupe County, Texas, and continuing  
18 across said Kathy Wiederstein tract for a total distance of 4450  
19 feet to a point and a non-tangent curve to the left;

20       THENCE: Continuing across said Kathy Wiederstein tract in a  
21 Westerly direction with said non-tangent curve to the left having a  
22 radius of approximately 2700 feet and crossing into the Randolph  
23 Ruedrich tract as recorded in Volume 999, Page 957 of the Official  
24 Public Records of Guadalupe County, Texas, at 1916 feet, passing  
25 the Easterly line of the Elmer Zwicke tract at approximately 3076  
26 feet, and continuing a total distance of 3680 feet to a point and a  
27 non-tangent curve to the left;

1       THENCE: Continuing across said Elmer Zwicke tract in a  
2 Southwesterly direction with said non-tangent curve to the left  
3 having a radius of approximately 2300 feet and crossing into the  
4 Norman Housley tract as recorded in Volume 1015, Page 791 of the  
5 Official Public Records of Guadalupe County, Texas, at 470 feet,  
6 and continuing across said Norman Housley tract for a total  
7 approximate distance of 1354 feet to a point and a non-tangent curve  
8 to the left;

9       THENCE: Continuing across said Norman Housley tract in a  
10 Northerly direction with said non-tangent curve to the left having  
11 a radius of approximately 11,700 feet and crossing said Partnership  
12 Road at the Southeasterly line of the Louis Kunde tract as recorded  
13 in Volume 619, page 315 of the Official Public Records of Guadalupe  
14 County, Texas, at 2824 feet, passing the Northwesterly line of said  
15 Louis Kunde tract, the Southeasterly line of the Jewell Tealer  
16 revocable Living Trust tract as recorded in Volume 1231, page 650 of  
17 the Official Public Records of Guadalupe County, Texas, and  
18 continuing across said Jewell Tealer revocable Living Trust tract  
19 and across the Michael Delgado tract as recorded in Volume 1639,  
20 Page 709 of the Official Public Records of Guadalupe County, Texas,  
21 and crossing into said Jewell Tealer revocable Living Trust tract  
22 for a total distance of approximately 4522 feet to a point in the  
23 Southerly line of Interstate Highway 10;

24       THENCE: With the Southern Right-Of-Way line of Interstate  
25 Highway 10, and in a Westerly direction approximately 2783 feet to a  
26 point in the Northerly line of the Anh Tran tract as recorded in  
27 Volume 2297, Page 786 of the Official Public Records of Guadalupe

1 County, Texas;

2 THENCE: Across said Anh Tran tract, and in a Southwesterly  
3 direction approximately 295 feet, and Southeasterly approximately  
4 210 feet, and Southwesterly at approximately 150 feet the Easterly  
5 line of South Linne Street for a point;

6 THENCE: Departing the Westerly line of said Anh Tran tract  
7 and across said South Linne Street and continuing in a  
8 Southwesterly direction across the Joann Murphy tract as recorded  
9 in Volume 2821, Page 426 of the Official Public Records of Guadalupe  
10 County, Texas, an approximate distance of 1448 feet to a point;

11 THENCE: Continuing across said Joann Murphy tract and in a  
12 Southerly direction 577 feet to a point in the Southeasterly line of  
13 said Joann Murphy tract;

14 THENCE: With the Southerly lines of said Joann Murphy tract,  
15 the following calls:

16 In a Southwesterly direction an approximate distance of 1498 feet  
17 to a corner of said Joann Murphy tract;

18 In a Northwesterly direction an approximate distance of 595 feet to  
19 an interior corner of said Joann Murphy tract;

20 In a Southwesterly direction an approximate distance of 4926 feet  
21 to the Southeasterly corner of said Joann Murphy tract, and being in  
22 the Northeasterly line of Santa Clara Road;

23 THENCE: With the Northeasterly line of said Santa Clara Road  
24 an approximate distance of 776 feet to a point;

25 THENCE: Crossing Santa Clara Road and with the Northerly line  
26 of the Jane Rice tract as recorded in Volume 1544, Page 57 of the  
27 Official Public Records of Guadalupe County, Texas, an approximate

1 distance of 1669 feet to the Jane Rice Northwesterly corner;

2 THENCE: Departing the Jane Rice Northwesterly corner and with  
3 the Northeasterly line of the Hieu Vu tract as recorded in Volume  
4 2872, Page 95 of the Official Public Records of Guadalupe County,  
5 Texas, in a Southeasterly direction approximately 665 feet to the  
6 Hieu Vu Southeasterly corner;

7 THENCE: With the Southeasterly line of said Hieu Vu tract,  
8 the Southeasterly line of Thuan Vu tract as recorded in Volume 2402,  
9 Page 231, and the Southeasterly line of the August Golla tract an  
10 approximate distance of 2648 feet to a point;

11 THENCE: Across said August Golla tract the following calls:  
12 In a Northeasterly direction approximately 1767 feet to a point;  
13 In a Northwesterly direction at 1535 passing the Northerly line of  
14 said August Golla tract and continuing into the Valeska Meyer  
15 tract, and continuing to the Southerly line of Interstate Highway  
16 10 an approximate total distance of 1687 feet to a point;

17 THENCE: With the Southern Right-Of-Way line of Interstate  
18 Highway 10, and in a Southwesterly direction approximately 8750  
19 feet to a point in the Northerly line of the Tawny Jewett tract a  
20 recorded in Volume 2897, Page 60 of the Official Public Records of  
21 Guadalupe County, Texas;

22 THENCE: Departing said Interstate Highway 10, and with the  
23 Westerly line of said Tawny Jewett tract approximately 562 feet to a  
24 point;

25 THENCE: Across said Tawny Jewett tract, in a Northeasterly  
26 direction, and at 405 feet passing the Easterly line of Tawny Jewett  
27 tract, the Northwesterly corner of the Grover Wright tract and

1 recorded in Volume 914, Page 743 of the Official Public Records of  
2 Guadalupe County, Texas, and continuing with the Northerly line of  
3 said Grover Wright tract a total approximate distance of 1328 feet  
4 to point in the Southwesterly line of Zuehl Road;

5 THENCE: With the Westerly line of Zeuhl Road and with the  
6 Grover Wright tract, approximately 1144 feet to a point in the  
7 Westerly line of Zuehl Road and the Northeasterly corner of the Pete  
8 Garza Interests LLC tract as recorded in Volume 1935, Page 154 of  
9 the Official Public Records of Guadalupe County, Texas;

10 THENCE: Departing Zeuhl Road and with the Northwesterly line  
11 of said Pete Garza Interests LLC tract, and in a Southwesterly  
12 direction an approximate distance of 3919 feet to the Cibolo Creek;

13 THENCE: With the meanders of the Cibolo Creek and in Westerly  
14 and Southerly directions to the most Easterly corner of the Ronald  
15 McDougall tract as recorded in Volume 2671, Page 796 of the Official  
16 Public Records of Guadalupe County, Texas;

17 THENCE: With the Southerly line of said Ronald McDougall  
18 tract, approximately 1713 feet to a point in the Easterly line of  
19 Sea Willow Road;

20 THENCE: With the Easterly lines of said Sea Willow Road, in a  
21 Northerly direction approximately 3617 feet to a point for a  
22 Northerly corner of the Imogene Mergele tract as described in  
23 Volume 1073, Page 654 of the Official Public Records of Guadalupe  
24 County, Texas;

25 THENCE: Departing said Sea Willow Road, and with the  
26 Northerly lines of said Imogene Mergele tract in a Southeasterly  
27 direction approximately 295 feet to a point, and in an Easterly



direction approximately 273 feet to a point;

THENCE: Departing a Northwesterly line of said Imogene Mergele tract, and across said Mergele tract the following calls:

In a Southerly direction approximately 102 feet;

In a Southeasterly direction approximately 228 feet;

In a Northeasterly direction approximately 184 feet;

In a Northwesterly direction approximately 328 feet;

In a Westerly direction approximately 19 feet;

In a Northwesterly direction passing the Southerly right-of-way line of Interstate Highway and the Northerly line of said Imogene Mergele tract at approximately 459 feet and continuing across Interstate Highway 10 for a total approximate distance of 862 feet;

THENCE: With the Northwesterly right-of-way line of Interstate Highway 10, passing the Cibolo Creek (Guadalupe and Bexar County Line) at approximately 1135 feet, at approximately 4435' passing Weir Road, at approximately 13,935 feet passing FM 1518, and a total approximate distance of 16,935 feet to a point in the Southerly line of the Ed Just tract as recorded in Volume 14725, Page 672 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the Northwesterly line of Interstate Highway 10, in a northerly direction crossing said Ed Just tract, and across 1518 Land Investments LP tract as recorded in Volume 14133, Page 194 of the Official Public Records of Bexar County, Texas; and across the Paul Kozlowski tract a distance of approximately 1513 feet to a point in the Southeasterly line of the John Kimczyk tract as recorded in Volume 12672, page 812 of the Official Public Records of Bexar County, Texas;

1 THENCE across said John Kimczyk tract in a Northerly direction, and  
2 across Lots 21 and 22 of Block 3, across Robin Hood Way (50' ROW),  
3 and across Lot 26 of Block 2 of Schertz Forest Unit 3 as recorded in  
4 Volume 9589, page 146 of the Deed and Plat Records of Bexar County,  
5 Texas, and across Lots 22R and 21R of Replat Schertz Forest Unit 2  
6 as recorded in Volume 9573, page 38 of the Deed and Plat Records of  
7 Bexar County, Texas, a total approximate distance of 1605feet to  
8 the southerly line of Lot 20R of said Replat Schertz Forest Unit 2;  
9 THENCE departing the Southerly Line of said Lot 20R, in a  
10 northwesterly direction, crossing said Lot 20R, across Lot 19R of  
11 said Replat Schertz Forest Unit 2, and across Lots 32 and 33 of  
12 Block 2 of said Schertz Forest Unit 3, and across Lots 2 and 1 of  
13 Block 2 of Schertz Forest Unit 1 as recorded in Volume 9561, pages  
14 23-24 of the Deed and Plat Records of Bexar County, Texas, across  
15 Ware-Seguin Road (60' ROW) as shown on the plat of Schertz Forest  
16 Unit 1, a total approximate distance of 1649 feet to the Southerly  
17 line of Lot 5 of said Schertz Forest Unit 1;  
18 THENCE departing the Southerly line of Lot 5 of said Schertz Forest  
19 Unit 1, in a northerly direction, crossing Lots 5, 4, and 3 of said  
20 Schertz Forest Unit 1, across Ware-Seguin Road (60' ROW) as shown on  
21 the plat of Schertz Forest Unit 1, and in a Northerly direction and  
22 into the Schertz 1518 LTD. tract as recorded in Volume 11601, Page  
23 2280 of the Official Public Records of Bexar County, Texas an  
24 approximate distance of 1595 feet to a point;  
25 THENCE: Continuing across said Schertz 1518 LTD. tract, in a  
26 Northwesterly direction and passing the Westerly line of Schertz  
27 1518 LTD. tract at 441 feet and into the Helbert Hillert tract as

1 recorded in Volume 15597, Page 1085 of the Official Public Records  
2 of Bexar County, Texas, for an approximate total distance of 2603  
3 feet to a point;

4 THENCE: Continuing across said Helbert Hillert tract in a  
5 Westerly direction, passing the Westerly line of said Helbert  
6 Hillert tract at 120 feet, and continuing across the Eric Moore  
7 tract as recorded in Volume 9585, Page 52 of the Official Public  
8 Records of Bexar County, Texas, a total approximate distance of  
9 1319 feet to a point;

10 THENCE: Continuing across said Eric Moore tract in a  
11 Southwesterly direction, at approximately 553 feet passing the  
12 Westerly line of said Moore tract, the most Easterly corner of Lot 7  
13 of Ware Height Subdivision as recorded in Volume 9537, Page 27 of  
14 the Deed and Plat Records of Bexar County, Texas, and continuing  
15 total approximate distance of 1136 feet to a point in the Southerly  
16 line of said Lot 7;

17 THENCE: Departing the Southerly line of Lot 7, and in a  
18 Northwesterly direction, at approximately 764 feet passing the  
19 Westerly line of Lot 5 of said Ware Heights Subdivision, across  
20 Ware-Seguin Road and crossing the Robert Cantu tract as recorded in  
21 Volume 4420, Page 1528 of the Official Public Records of Bexar  
22 County, Texas at approximately 1921 feet, continuing across  
23 Ware-Seguin Road at 2003 feet to the Southeasterly line of the Leroy  
24 Schwab tract as recorded in Volume 12430, Page 2233 of Official  
25 Public Records of Bexar County, Texas, and continuing a total  
26 approximate distance of 3322 feet to the Southwesterly line of said  
27 Leroy Schwab tract;

1        THENCE: With the Southwesterly line of said Leroy Schwab  
2 tract, and in a Northwesterly direction, approximately 1074 feet to  
3 the Westerly corner of said Leroy Schwab tract;

4        THENCE: Departing said Westerly corner and in a Northwesterly  
5 direction, and across the Ella Buchholtz tract, and at  
6 approximately 1949 feet the Northwesterly line of said Ella  
7 Buchholtz tract, a Southeasterly line of the United State  
8 Government tract (Randolph Air Force Base), and continuing into  
9 said United State Government tract for a total distance of  
10 approximately 2504 feet to a point;

11       THENCE: Continuing across said United State Government  
12 (Randolph Air Force Base), tract the following calls:

13 In a Northwesterly direction passing the Northwesterly line of  
14 Lower Seguin Road (Co, Rd. 318) at approximately 1087, and  
15 continuing into said United State Government (Randolph Air Force  
16 Base), tract approximately 1925 feet to a point;

17 In a Northeasterly direction approximately 1242 feet to a point in  
18 the Southwesterly line of said Charles Townsend tract;

19       THENCE: With the Southwesterly line of said Charles Townsend  
20 tract, in a Northwesterly direction an approximate distance of 970  
21 feet to a corner;

22       THENCE: With the Southerly lines of United State Government  
23 tract (Randolph Air Force Base), the following calls:

24 in a Southwesterly direction approximately 1931 feet to a corner;

25 in a Northwesterly direction approximately 1054 feet to a corner;

26 in a Westerly direction approximately 1617 feet to a corner in the  
27 Easterly line of FM 1604;

1       THENCE: With said Easterly line of FM 1604 and in a  
2 Northwesterly direction, approximately 6589 feet to a corner of  
3 said United State Government tract;

4       THENCE: Departing said FM 1604, and with the United State  
5 Government tract (Randolph Air Force Base), in a Northeasterly  
6 direction 1692 feet to a corner;

7       THENCE: In a Northwesterly direction an approximate distance  
8 of 414 feet to a corner in the Southeasterly line of FM 78;

9       THENCE: With said FM 78 right-of-way line, in a Northeasterly  
10 direction approximately 1890 feet to a point;

11       THENCE: Departing the Southeasterly line of FM 78, and across  
12 FM 78 in a Northwesterly direction, and at approximately 991 feet  
13 passing the Southeasterly line of Gilbert Ward Subdivision #2 as  
14 recorded in Volume 6600, Page 96 of the Deed and Plat Records of  
15 Bexar County, Texas, and continuing across Byrd Ave, and with the  
16 Northeasterly line of SBJ Development UC 32 LP as recorded in Volume  
17 13333, Page 2184 of the Official Public Records of Bexar County,  
18 Texas, and continuing with the Northeast line of Universal City  
19 Baptist Church Subdivision as recorded in Volume 9571, Page 105 of  
20 the Deed and Plat Records of Bexar County, Texas, and across Pat  
21 Booker Road and continuing to the Southeast right-of-way line of  
22 Kitty Hawk Drive for a total approximate distance of 5216 feet to a  
23 corner;

24       THENCE: With the Southeasterly line of Kitty hawk Road and in  
25 a Northeasterly direction an approximate distance of 723 feet to  
26 the Northerly corner of Lot 10A of Scott Lokey Subdivision;

27       THENCE: With the Southwesterly line of Kitty Hawk Road, in a

1 Northwesterly direction an approximate distance of 727 feet to  
2 Southeast corner of Lot 11, Block 2 of Rose Garden Estate  
3 Subdivision, Unit One;

4 THENCE: In a Southwesterly direction, along the Southeastern  
5 line of Block 2 of Rose Garden Estate Subdivision, Unit One, an  
6 approximate distance of 377 feet to the most Southern corner of Lot  
7 9, Block 2 of Rose Garden Estate Subdivision, Unit One;

8 THENCE: In a Northwesterly direction, along the common  
9 boundary line between Lot 9 and Lot 8, Block 2 of Rose Garden Estate  
10 Subdivision, Unit One, a distance of 188 feet to the most Western  
11 corner of said Lot 9;

12 THENCE: In a Northwesterly direction, crossing Kimberley  
13 Drive, a distance of approximately 72 feet to a point on the  
14 Northwestern right-of-way line of Kimberley Drive, in the  
15 Northeasterly line of a 16 foot wide utility easement;

16 THENCE: In a Northwesterly direction, along the  
17 Northeasterly line of said easement, a distance of approximately  
18 302 feet to a point for Southeast corner of Lot 13 and the Southeast  
19 corner of Lot 14, Block 3 of the Rose Garden Estate Subdivision,  
20 Unit Two;

21 THENCE: In a Northwesterly direction, across Lot 12 and Lot  
22 13 an approximate distance of 193.84 feet to a point on the Southern  
23 right-of-way line of Sherry Drive;

24 THENCE: With said Sherry Drive, in a Westerly direction 94  
25 feet to a point for the Northwesterly corner of Lot 11, Block 3 of  
26 the Rose Garden Estate Subdivision, Unit Two;

27 THENCE: In a Northwesterly direction and crossing Sherry

1 Drive a distance of approximately 70 feet to the most Eastern corner  
2 of Lot 11 and the Southwest corner of Lot 12, both in Block 4 of Rose  
3 Garden Estate Subdivision, Unit Two;

4 THENCE: In a Northwesterly direction, following the common  
5 line between the said Lots 11 and 12, Block 4, a distance of 187.28  
6 feet to the most Northern corner of said Lot 11 and to the most  
7 Western corner of Lot 12;

8 THENCE: Continuing across existing utility easement as shown  
9 on Rose Garden Terrace Subdivision to the Northeasterly corner of  
10 Lot 9 Rose Garden Terrace Subdivision;

11 THENCE: In a Southwesterly direction and with the  
12 Southeasterly line of Rose Garden Terrace Lots 9-13 a distance of  
13 615 feet to the Southerly corner of said Lot 13 for a corner;

14 THENCE: In a Northwesterly direction across Lot 14 Rose  
15 Garden Terrace, and with the Northerly line of El Dorado Drive an  
16 approximate distance of 447 feet to a point in the Easterly line of  
17 Universal City Blvd. for a corner;

18 THENCE: With the Easterly line of Universal City Blvd and in a  
19 Southerly direction a distance of approximately 630 feet to a point  
20 in the Northern line of Pat Booker Road;

21 THENCE: With said Northern line of Pat Booker and in a  
22 Northwesterly direction approximately 6000 feet to the  
23 Northeasterly line of FM 1604;

24 THENCE: With said Northeasterly line of FM 1604 and in a  
25 Northwesterly direction an approximate distance of 3978 feet to a  
26 point in the Northerly right-of- way line of Interstate Highway 35;

27 THENCE: With said Northwesterly line of Interstate Highway

1 35, and in a Southwesterly direction an approximate distance of  
2 6800 feet to the Easterly line of Toepperwein Road;

3 THENCE: With the Easterly line of Toepperwein Road, and in a  
4 Northwesterly direction to the POINT OF BEGINNING: And containing  
5 approximately 58967 acres of land "SAVE AND EXCEPT AN 811 ACRE AREA  
6 OF LAND".

7 ~~[BEGINNING: At a point of intersection of the Southeasterly~~  
8 ~~line of Lower Seguin Road, with the approximate centerline of the~~  
9 ~~Cibolo Creek for a corner of this description, said point being on~~  
10 ~~the Eastern line of Bexar County and on the Western line of~~  
11 ~~Guadalupe County;~~

12 ~~[THENCE: Along the approximate centerline of the Cibolo~~  
13 ~~Creek, Northerly approximately 815 feet to a point for a corner,~~  
14 ~~said point being a corner;~~

15 ~~[THENCE: In a Southwesterly direction crossing a 22.4 acre~~  
16 ~~tract in Bexar County, Texas, and crossing the Northeastern line of~~  
17 ~~the Julian Diaz Survey, Abstract No. 187 in Bexar County, Texas, and~~  
18 ~~continuing on along the Northwestern right-of-way line of the Lower~~  
19 ~~Seguin Road, a distance of approximately 4800 feet to a turn in the~~  
20 ~~road, for a corner;~~

21 ~~[THENCE: In a Westerly direction, continuing along the~~  
22 ~~Northern right-of-way line of Lower Seguin Road, a distance of~~  
23 ~~approximately 2700 feet to a point on the Northern line of the~~  
24 ~~Julian Diaz Survey, Abstract No. 187 in Bexar County, Texas, said~~  
25 ~~point also being on the Southern line of the Miles S. Bennett Survey~~  
26 ~~No. 75, Abstract No. 61;~~

27 ~~[THENCE: Along the Northern line of the Diaz Survey, a~~



1 ~~distance of approximately 3600 feet to the most Western corner of~~  
2 ~~the Julian Diaz Survey and an interior corner of the Jeronimo Leal~~  
3 ~~Survey No. 79, Abstract No. 424 in Bexar County, Texas;~~

4 ~~[THENCE: In a Northwesterly direction, following the~~  
5 ~~Northern right-of-way line of the Lower Seguin Road, a distance of~~  
6 ~~approximately 500 feet to a turn in said road, said turn also being~~  
7 ~~on the Southern line of a 100.7 acre tract in the name of Jewel~~  
8 ~~Lucas;~~

9 ~~[THENCE: Continuing along the Northern right-of-way line of~~  
10 ~~the Lower Seguin Road, at a distance of approximately 7200 feet~~  
11 ~~crossing the Southwestern line of the Jeronimo Leal Survey No. 79, a~~  
12 ~~total distance of approximately 8100 feet to a corner on the Western~~  
13 ~~line of the J. P. Hector Survey, Abstract No. 1147 in Bexar County,~~  
14 ~~Texas, said point also being on the Northeastern line of the Richard~~  
15 ~~Mockett Survey No. 316, Abstract No. 497;~~

16 ~~[THENCE: In a Northwesterly direction, along the~~  
17 ~~Northeastern line of the Richard Mockett Survey No. 316 and along~~  
18 ~~the Southwestern line of the J. P. Hector Survey, Abstract No. 1147,~~  
19 ~~a distance of approximately 2000 feet to a point on the Northeastern~~  
20 ~~line of the John C. Neal Survey No. 82, Abstract No. 549;~~

21 ~~[THENCE: In a Southwesterly direction, along the Northern~~  
22 ~~right-of-way line of a Public Road, a distance of approximately~~  
23 ~~1000 feet to a corner;~~

24 ~~[THENCE: In a Northwesterly direction, along the~~  
25 ~~Northeastern right-of-way line of a Public Road, a distance of~~  
26 ~~approximately 1000 feet to a point on the common property line~~  
27 ~~between Randolph Air Force Base and the Amanda Ciebold 52.399 acre~~

1 ~~tract,~~

2       ~~[THENCE: In a Westerly direction, along the Southern boundary~~  
3 ~~line of the Randolph Field and the Northern boundary line of said~~  
4 ~~Amanda Ciebold 52.399 acre tract, a distance of approximately 1600~~  
5 ~~feet to a point on the Northeastern right-of-way line of F.M.~~  
6 ~~Highway No. 1604,~~

7       ~~[THENCE: In a Northwesterly direction, following the~~  
8 ~~Northeastern right-of-way line of F.M. Highway No. 1604, a distance~~  
9 ~~of approximately 6300 feet to the point where the Northwestern~~  
10 ~~boundary of Randolph Field property intersects the Northeastern~~  
11 ~~right-of-way line of F.M. Highway No. 1604,~~

12       ~~[THENCE: In a Northerly and Northeasterly direction,~~  
13 ~~following the Northwestern perimeter of Randolph Field, a distance~~  
14 ~~of approximately 4100 feet to a point on the Southern right-of-way~~  
15 ~~line of F.M. Highway No. 78,~~

16       ~~[THENCE: In a Northwesterly direction crossing F.M. Highway~~  
17 ~~No. 78 and the Southern Pacific Railroad right-of-way and along the~~  
18 ~~Southwestern line of Universal Parkway Subdivision and along the~~  
19 ~~Southwestern line of the Northview Park Subdivision, both being in~~  
20 ~~the City of Universal City, Texas, and continuing along this line a~~  
21 ~~distance of approximately 4900 feet to a point on the Northwestern~~  
22 ~~right-of-way line of Selma Road, in the City of Universal City,~~  
23 ~~Texas,~~

24       ~~[THENCE: In a Northeasterly direction, along the~~  
25 ~~Northwestern right-of-way line of Selma Road, a distance of~~  
26 ~~approximately 700 feet to a corner,~~

27       ~~[THENCE: In a Northwesterly direction, along the~~

1 ~~Southwestern right-of-way line of Selma Road, a distance of~~  
2 ~~approximately 590 feet to the Southeast corner of Lot 11, Block 2 of~~  
3 ~~Rose Garden Estate Subdivision, Unit One,~~

4 ~~[THENCE: In a Southwesterly direction, along the~~  
5 ~~Southeastern line of Block 2 of Rose Garden Estate Subdivision,~~  
6 ~~Unit One, a distance of 469.81 feet to the most Southern corner of~~  
7 ~~Lot 8, Block 2 of Rose Garden Estate Subdivision, Unit One,~~

8 ~~[THENCE: In a Northwesterly direction, along the common~~  
9 ~~boundary line between Lot 8 and Lot 7, Block 2 of Rose Garden Estate~~  
10 ~~Subdivision, Unit One, a distance of 184 feet to the most Western~~  
11 ~~corner of said Lot 8,~~

12 ~~[THENCE: In a Northwesterly direction, crossing Kimberley~~  
13 ~~Drive, a distance of approximately 90 feet to a point on the~~  
14 ~~Northwestern right-of-way line of Kimberley Drive, opposite the~~  
15 ~~centerline of a 16 foot wide utility easement,~~

16 ~~[THENCE: In a Northwesterly direction, along the centerline~~  
17 ~~of said utility easement, a distance of approximately 530 feet to a~~  
18 ~~point opposite the Southwest corner of Lot 10 and the Southeast~~  
19 ~~corner of Lot 9, Block 3 of the Rose Garden Estate Subdivision, Unit~~  
20 ~~Two,~~

21 ~~[THENCE: In a Northwesterly direction, along the common line~~  
22 ~~between the said Lots 9 and 10, a distance of 123 feet to a point on~~  
23 ~~the Southern right-of-way line of Sherry Drive,~~

24 ~~[THENCE: In a Northwesterly direction and crossing Sherry~~  
25 ~~Drive a distance of approximately 80 feet to the most Eastern corner~~  
26 ~~of Lot 10 and the Southwest corner of Lot 11, both in Block 4 of Rose~~  
27 ~~Garden Estate Subdivision, Unit Two,~~

1       ~~[THENCE: In a Northwesterly direction, following the common~~  
2 ~~line between the said Lots 10 and 11, Block 4, a distance of 132.8~~  
3 ~~feet to the most Northern corner of said Lot 10 and to the most~~  
4 ~~Western corner of Lot 11,~~

5       ~~[THENCE: In a Southwesterly direction, along the~~  
6 ~~Northwestern side of said Block 4, a distance of approximately 1180~~  
7 ~~feet to a point in the Northeastern right-of-way line of State~~  
8 ~~Highway 218 (Pat Booker Road),~~

9       ~~[THENCE: In a Northwesterly direction, following the~~  
10 ~~Northwestern right-of-way of State Highway 218, crossing the~~  
11 ~~Northeastern right-of-way of F.M. Highway No. 1604, a distance of~~  
12 ~~4083.61 feet to the intersection of this line with the Northwestern~~  
13 ~~line of Old Austin Road, said point being in the right-of-way of~~  
14 ~~F.M. Highway No. 1604,~~

15       ~~[THENCE: Along the Northwest line of Old Austin Road, S 30°~~  
16 ~~09' 00" W 1070.36 feet to the intersection of the Western line of~~  
17 ~~F.M. Highway No. 1604 and the Northwestern line of Interstate~~  
18 ~~Highway No. 35,~~

19       ~~[THENCE: Along the Northwestern line of Interstate Highway~~  
20 ~~No. 35, S 37° 41' 30" W 258.20 feet, S 45° 23' 00" W 158.30 feet, S 45°~~  
21 ~~23' 00" W 209.10 feet, and S 45° 21' 00" W 568.11 feet to a point in~~  
22 ~~same at the beginning of a curve to the right, for a corner,~~

23       ~~[THENCE: Continuing along the Northwest line of Interstate~~  
24 ~~Highway No. 35 and said curve to the right, having a radius of~~  
25 ~~716.78 feet, an arc length of 375.72 feet, and a chord bearing and~~  
26 ~~distance of S 60° 22' 00" W 371.44 feet to the end of said curve, for~~  
27 ~~a corner,~~

1       ~~[THENCE: Continuing along the Northwest line of Interstate~~  
2 ~~Highway No. 35, S 75° 23' 00" W 386.25 feet to the beginning of a~~  
3 ~~curve to the left, for a corner,~~

4       ~~[THENCE: Continuing along the Northwest line of Interstate~~  
5 ~~Highway No. 35 and said curve to the left, having a radius of 716.78~~  
6 ~~feet, an arc length of 537.31 feet, and a chord bearing and distance~~  
7 ~~of S 53° 64' 30" W 524.82 feet to the end of said curve, for a corner,~~

8       ~~[THENCE: Continuing along the Northwest line of Interstate~~  
9 ~~Highway No. 35, S 32° 26' 00" W 860.87 feet to the beginning of a~~  
10 ~~curve to the right, for a corner,~~

11       ~~[THENCE: Continuing along the Northwest line of Interstate~~  
12 ~~Highway No. 35 and said curve to the right, having a radius of~~  
13 ~~5620.65 feet, an arc length of 820.76 feet, and a chord bearing and~~  
14 ~~distance of S 36° 37' 00" W 820.03 feet to the end of said curve, for~~  
15 ~~a corner,~~

16       ~~[THENCE: Continuing along the Northwest line of Interstate~~  
17 ~~Highway No. 35, S 42° 03' 45" W 247.65 feet, S 44° 20' 16" W 198.75~~  
18 ~~feet, and S 45° 21' 03" W 429.35 feet to the beginning of a curve to~~  
19 ~~the right, for a corner,~~

20       ~~[THENCE: Continuing along the Northwest line of Interstate~~  
21 ~~Highway No. 35 and said curve to the right, having a radius of~~  
22 ~~5620.65 feet, an arc length of 744.46 feet, and a chord bearing and~~  
23 ~~distance of S 47° 59' 08" W 743.92 to a flare corner leading from the~~  
24 ~~Northwest line of Interstate Highway No. 35 to the Easterly~~  
25 ~~right-of-way line of Toepperwein Road, for a corner,~~

26       ~~[THENCE: Along said cut-back line, N 78° 10' 12" W 66.27 feet~~  
27 ~~to the Eastern line of Toepperwein Road, for a corner,~~

1       ~~[THENCE: Along the Easterly line of Toepperwein Road, N 28°~~  
2 ~~54' 06" W 1823.79 feet to the beginning of a curve to the right, for~~  
3 ~~a corner,~~

4       ~~[THENCE: Continuing along the Easterly line of Toepperwein~~  
5 ~~Road and said curve to the right, having a radius of 2103.99 feet,~~  
6 ~~an arc length of 766.80 feet, and a chord bearing and distance of N~~  
7 ~~18° 43' 58" W 762.56 feet to the end of said curve, for a corner,~~

8       ~~[THENCE: Continuing along the Easterly line of Toepperwein~~  
9 ~~Road, N 08° 16' 49" W 228.73 feet to the beginning of a curve to the~~  
10 ~~left, for a corner,~~

11       ~~[THENCE: Continuing along the Easterly line of Toepperwein~~  
12 ~~Road and said curve to the left, having a radius of 1940.0 feet, an~~  
13 ~~arc length of 124.26 feet, and a chord bearing and distance of N 10°~~  
14 ~~02' 42" W 124.24 feet to the end of said curve and the beginning of~~  
15 ~~another curve to the left, for a corner,~~

16       ~~[THENCE: Continuing along said Easterly line of Toepperwein~~  
17 ~~Road and said curve to the left, having a radius of 1883.64 feet, an~~  
18 ~~arc length of 601.0 feet, and a chord bearing and distance of N 19°~~  
19 ~~59' 43" W 598.45 feet to the end of said curve, for a corner,~~

20       ~~[THENCE: Continuing along the Easterly line of Toepperwein~~  
21 ~~Road, N 30° 40' 10" W 375.60 feet and N 30° 31' 00" W 1695.64 feet to a~~  
22 ~~cut-back corner from Toepperwein Road to the Southerly line of~~  
23 ~~Lookout Road,~~

24       ~~[THENCE: Along said cut-back line, N 25° 21' 15" W 56.75 feet~~  
25 ~~to a point in the Southerly line of Lookout Road, for a corner,~~

26       ~~[THENCE: Along the Southerly line of Lookout Road, N 80° 48'~~  
27 ~~15" E 695.43 feet, N 81° 15' 30" E 168.37 feet, and N 78° 01' 45" E~~

1 ~~820.85 feet to a point for a corner,~~

2       ~~[THENCE: In a Northwesterly direction, crossing Lookout Road~~  
3 ~~and crossing the Missouri-Kansas-Texas Railroad Company (now~~  
4 ~~Missouri-Pacific Railroad), a total distance of 1232.0 feet to a~~  
5 ~~point on the Northwestern line of the Jose Maria Ocon Survey No.~~  
6 ~~279, Abstract No. 864,~~

7       ~~[THENCE: In a Southwesterly direction, along the~~  
8 ~~Southwestern line of said Survey No. 279, a distance of~~  
9 ~~approximately 600 feet to a point for a corner,~~

10       ~~[THENCE: In a Northwesterly direction following the common~~  
11 ~~boundary line between the George Gerhart 18 acre tract and the Alice~~  
12 ~~Dietz 80.3 acre tract, a distance of approximately 1300 feet to the~~  
13 ~~most Northern corner of said Gerhart 18 acre tract,~~

14       ~~[THENCE: In a Southwesterly direction, along the~~  
15 ~~Northwestern line of the Gerhart 18 acre tract and the Southeastern~~  
16 ~~line of the Lester Gerhart 80 acre tract, a distance of 1100 feet to~~  
17 ~~the Southwestern line of the J. F. S. Valverde Survey No. 277,~~  
18 ~~Abstract No. 782, for a corner,~~

19       ~~[THENCE: In a Northwesterly direction, along the~~  
20 ~~Southwestern line of said Survey No. 277 and also being along the~~  
21 ~~Northeastern line of the Joseph O. Carrion Survey No. 278, Abstract~~  
22 ~~No. 141, a distance of approximately 1300 feet to a corner,~~

23       ~~[THENCE: In a Northeasterly direction, along the~~  
24 ~~Northwestern line of the Lester Gerhart 80 acre tract and the~~  
25 ~~Southeastern line of the Fred Snowden 5 acre tract, a distance of~~  
26 ~~approximately 800 feet to a corner,~~

27       ~~[THENCE: In a Northwesterly direction, along the common line~~

1 ~~between the W. H. Tonne, Jr. 164.14 acre tract and the Harry~~  
2 ~~Schulmeyer 10.8 acre tract, a distance of approximately 900 feet to~~  
3 ~~the most Northern corner of the Schulmeyer tract,~~

4 ~~[THENCE: In a Southwesterly direction, along the~~  
5 ~~Northwestern line of said Schulmeyer tract and the Southeastern~~  
6 ~~line of the Tonne tract, a distance of approximately 800 feet to the~~  
7 ~~Southwestern line of said Survey No. 277,~~

8 ~~[THENCE: In a Northwesterly direction, following the~~  
9 ~~Southwestern line of Survey No. 277 and the Northeastern line of~~  
10 ~~Survey No. 278, at a distance of approximately 1100 feet crossing~~  
11 ~~the most Western corner of Survey No. 277 and the most Northern~~  
12 ~~corner of Survey No. 278 and continuing along the same line a total~~  
13 ~~distance of 1600 feet to a corner on the Northwestern right-of-way~~  
14 ~~line of a Public Road,~~

15 ~~[THENCE: In a Southwesterly direction, along the~~  
16 ~~Northwestern right-of-way line of said Public Road, a distance of~~  
17 ~~100 feet to a corner,~~

18 ~~[THENCE: In a Northwesterly direction, following the common~~  
19 ~~boundary line between the E. S. C. Coppock 60 acre tract and the~~  
20 ~~Allen E. Autry 25 acre tract, a distance of approximately 2000 feet~~  
21 ~~to a corner,~~

22 ~~[THENCE: In a Northeasterly direction, following the common~~  
23 ~~boundary line between the Autry 25 acre tract and the Harry~~  
24 ~~Eisenhauer 25 acre tract, a distance of approximately 700 feet to a~~  
25 ~~corner on the Southwestern line of the Mrs. Edda Bineck 98.257 acre~~  
26 ~~tract,~~

27 ~~[THENCE: In a Northwesterly direction, following the~~



1 ~~Southwestern line of the Bineck 98.257 acre tract and the~~  
2 ~~Northeastern line of the Eisenhower 25 acre tract, a distance of~~  
3 ~~approximately 1100 feet to a point on the Northwestern line of the~~  
4 ~~James Conn Survey No. 196, Abstract No. 121,~~

5 ~~[THENCE: In a Southwesterly direction, along the~~  
6 ~~Northwestern line of said Survey No. 196, a distance of~~  
7 ~~approximately 100 feet to a corner,~~

8 ~~[THENCE: In a Northwesterly direction, following the common~~  
9 ~~boundary line between the Floyd Nunnelly tract and the Alfred~~  
10 ~~Nisbet 95.934 acre tract, a distance of approximately 2100 feet to a~~  
11 ~~point on the Southern right-of-way line of the Missouri-Pacific~~  
12 ~~Railroad Company,~~

13 ~~[THENCE: In an Easterly direction, following the Southern~~  
14 ~~right-of-way line of the Missouri-Pacific Railroad Company, a~~  
15 ~~distance of approximately 3200 feet to a point on the Northeastern~~  
16 ~~line of the W. A. Arthur Survey No. 86, Abstract No. 837,~~

17 ~~[THENCE: In a Northwesterly direction, following the~~  
18 ~~Northeastern line of said Survey No. 86 and the Southwestern line of~~  
19 ~~the Pedro Sanchez Survey No. 411, Abstract No. 677, a distance of~~  
20 ~~approximately 1700 feet to a corner,~~

21 ~~[THENCE: In a Northeasterly direction, following the~~  
22 ~~Northwestern boundary line of the William R. Castle, Jr. 80.86 acre~~  
23 ~~tract and crossing the right-of-way of F.M. Highway No. 1604 and~~  
24 ~~continuing along the same line which is the common line between the~~  
25 ~~John W. Stoepler 230 acre tract and the Mrs. N. E. McClelland Stagg~~  
26 ~~104.21 acre tract, a distance of approximately 5800 feet to a point~~  
27 ~~on the Northeast line of the Pedro Sanchez Survey No. 411,~~

1       ~~[THENCE: In a Northwesterly direction, along the~~  
2 ~~Northeastern line of the said Survey No. 411 and along the~~  
3 ~~Southwestern line of the Vicente Micheli Survey No. 114, Abstract~~  
4 ~~No. 462, a distance of approximately 150 feet to a corner,~~

5       ~~[THENCE: In a Northeasterly direction, on the common boundary~~  
6 ~~line between the Stella and the Frances O'Neil 63 acre tract and the~~  
7 ~~Gilbert Binz 54.5 acre tract at a distance of approximately 3000~~  
8 ~~feet crossing a Public Road, at a total distance of approximately~~  
9 ~~3400 feet to the center of the Cibolo Creek, for a corner,~~

10       ~~[THENCE: Up the center of the Cibolo Creek, with its~~  
11 ~~meanders, a distance of approximately 300 feet to a corner,~~

12       ~~[THENCE: In a Northeasterly direction which is parallel to~~  
13 ~~and approximately 2500 feet Southeast of the Northwest line of~~  
14 ~~Survey No. 114 in the name of Vicente Micheli in Comal County,~~  
15 ~~Texas, a distance of approximately 3600 feet to a corner,~~

16       ~~[THENCE: In a Southeasterly direction, which is parallel and~~  
17 ~~approximately 7200 feet Southwest of the Northeasterly line of said~~  
18 ~~Survey No. 114, a distance of approximately 1200 feet to a corner,~~

19       ~~[THENCE: In a Northeasterly direction, along the Southeast~~  
20 ~~line of the Paul Marbach 347 acre tract and along the Northwest line~~  
21 ~~of the Floyd and Lochman 110 acre tract, a distance of approximately~~  
22 ~~7200 feet to a point on the Northeastern line of said Survey No.~~  
23 ~~114,~~

24       ~~[THENCE: Southerly, along the Northeastern line of said~~  
25 ~~Survey No. 114, approximately 335 feet to the Northwest corner of~~  
26 ~~the George M. Dolson Survey No. 96, Abstract No. 120, for a corner,~~

27       ~~[THENCE: Continuing in a Northeasterly direction, along the~~

~~Northwestern line of Survey No. 96, a distance of approximately 2200 feet to a corner,~~

~~[THENCE: In a Southeasterly direction, and along the Southwestern line of the Victor O. Fritze 120 acre tract, a distance of approximately 3142 feet to the intersection of the Southwest line of F.M. Highway No. 2252, for a corner,~~

~~[THENCE: Along the Southwestern line of F.M. Highway No. 2252, S 74° 07' 30" E 534.78 feet to a cut-back corner from F.M. Highway No. 2252 to Nacogdoches Loop Road,~~

~~[THENCE: Along said cut-back line, S 04° 16' 30" E 65.25 feet to a point in the North-west line of said Nacogdoches Loop Road, for a corner,~~

~~[THENCE: Crossing Nacogdoches Loop Road, N 71° 06' 19" E 329.59 feet to a point at the intersection of the Southeast line of Nacogdoches Loop Road, with the Southeast line of F.M. Highway No. 2252, for a corner,~~

~~[THENCE: Along the Southeast line of F.M. Highway No. 2252, N 77° 03' 00" E 212.17 feet, N 62° 08' 00" E 385.32 feet, N 62° 08' 00" E 372.12 feet, N 62° 08' 00" E 30.86 feet, and N 59° 16' 00" E 591.11 feet to a cut-back corner leading from F.M. Highway No. 2252 to F.M. Highway No. 3009,~~

~~[THENCE: Along said cut-back line, S 74° 26' 00" E 70.50 feet to a point in the South-west line of F.M. Highway No. 3009, for a corner,~~

~~[THENCE: Crossing F.M. Highway No. 3009, N 57° 22' 50" E 120.12 feet to a point on the Northeast line of said F.M. Highway No. 3009, for a corner,~~

1       ~~[THENCE: Along a cut-back line leading from F.M. Highway No.~~  
2 ~~3009 to the Southeast line of F.M. Highway No. 2252, N 13° 20' 00" E~~  
3 ~~108.63 feet to a point in the Southeast line of F.M. Highway No.~~  
4 ~~2252, for a corner,~~

5       ~~[THENCE: Along the Southeast line of F.M. Highway No. 2252, N~~  
6 ~~56° 50' 00" E 1140.42 feet, N 52° 13' 00" E 62.20 feet, N 64° 20' 00" E~~  
7 ~~38.30 feet, and N 56° 50' 00" E 149.40 feet to the beginning of a~~  
8 ~~curve to the right, for a corner,~~

9       ~~[THENCE: Continuing along said Southeast line and said curve~~  
10 ~~to the right, having a radius of 919.93 feet, an arc length of~~  
11 ~~397.65 feet and a chord bearing and distance of~~

12       ~~[N 69° 13' 00" E 394.56 feet to the end of said curve, for a~~  
13 ~~corner,~~

14       ~~[THENCE: Continuing along the Southeast line of F.M. Highway~~  
15 ~~No. 2252, N 81° 36' 00" E 635.70 feet to the beginning of a curve to~~  
16 ~~the left, for a corner,~~

17       ~~[THENCE: Continuing along said Southeast line and said curve~~  
18 ~~to the left, having a radius of 1672.02 feet, an arc length of~~  
19 ~~300.09 feet, and a chord bearing and distance of~~

20       ~~[N 76° 27' 30" E 299.69 feet to the end of said curve, for a~~  
21 ~~corner,~~

22       ~~[THENCE: Continuing along said Southeast line, N 71° 19' 00" E~~  
23 ~~414.10 feet to the beginning of a curve to the left, for a corner,~~

24       ~~[THENCE: Continuing along said Southeast line of F.M. Highway~~  
25 ~~No. 2252 and said curve to the left, having a radius of 607.96 feet,~~  
26 ~~an arc length of 334.07 feet, and a chord bearing and distance of N~~  
27 ~~55° 34' 30" E 329.88 feet to the end of said curve, for a corner,~~

1       ~~[THENCE: Continuing along said Southeast line, N 39° 50' 00" E~~  
2       ~~588.20 feet to the beginning of a curve to the right, for a corner,~~

3       ~~[THENCE: Continuing along said Southeast line and said curve~~  
4       ~~to the right, having a radius of 442.47 feet, an arc length of~~  
5       ~~234.25 feet, and a chord bearing and distance of~~

6       ~~[N 55° 00' 00" E 231.52 feet to the end of said curve, for a~~  
7       ~~corner,~~

8       ~~[THENCE: Continuing along the Southeast line of F.M. Highway~~  
9       ~~No. 2252, N 70° 10' 00" E 157.90 feet, N 65° 57' 00" E 286.0 feet, and~~  
10       ~~N 61° 44' 00" E 426.60 feet to the beginning of a curve to the right,~~  
11       ~~for a corner,~~

12       ~~[THENCE: Continuing along the Southeast line of F.M. Highway~~  
13       ~~No. 2252 and said curve to the right, having a radius of 1006.74~~  
14       ~~feet, an arc length of 153.15 feet, and a chord bearing and distance~~  
15       ~~of N 66° 05' 28" E 153.0 feet to a point in same, for a corner, said~~  
16       ~~corner being at the intersection of the existing City of Schertz CCN~~  
17       ~~#2271 and the Southeast right-of-way line of F.M. Highway No. 2252,~~

18       ~~[THENCE: Leaving said Southeast line and crossing F.M.~~  
19       ~~Highway No. 2252 and along said City of Schertz CCN line, N 27° 11'~~  
20       ~~57" W 2813.32 feet and in a Northeasterly direction, the following~~  
21       ~~courses: N 60° 26' 04" E 1841.06 feet, N 57° 35' 43" E 6498.46 feet, N~~  
22       ~~58° 21' 44" E 366.49 feet, and N 68° 28' 25" E 1669.06 feet to a point~~  
23       ~~for corner,~~

24       ~~[THENCE: In a Northwesterly direction, with a curve to the~~  
25       ~~left, having an arc length of 5780.08 feet, a radius of 26445.73~~  
26       ~~feet, a tangent of 2901.60 feet, and a chord bearing and distance of~~  
27       ~~N 48° 42' 44" W 5768.50 feet, to a corner,~~

1 ~~[THENCE: N 67° 10' 50" E 2245.19 feet to a point for corner,~~

2 ~~[THENCE: S 30° 34' 09" E 1168.67 feet to a point for corner,~~

3 ~~[THENCE: Along and with the City of New Braunfels and City of~~  
4 ~~Schertz ETJ lines, the following courses: N 58° 57' 27" E 2291.96~~  
5 ~~feet, N 60° 19' 48" E at 1408.54 feet passing the West right-of-way~~  
6 ~~line of Coyote Run, at 1460.86 feet passing the East line of Coyote~~  
7 ~~Run and continuing a total distance of 5189.84 feet to a point for~~  
8 ~~corner,~~

9 ~~[THENCE: S 30° 10' 50" E 4314.51 feet to a point for corner,~~

10 ~~[THENCE: N 57° 30' 24" E 1397.78 feet to a point for corner,~~

11 ~~[THENCE: S 29° 28' 51" E 2494.80 feet to a point on the North~~  
12 ~~line of the Union Pacific Railroad, for a corner,~~

13 ~~[THENCE: N 56° 45' 30" E 2360.05 feet, along the North line of~~  
14 ~~the Union Pacific Railroad, to a corner,~~

15 ~~[THENCE: Departing and crossing over said railroad, S 29° 42'~~  
16 ~~11 E, 2338.97 feet for a corner,~~

17 ~~[THENCE: S 39° 11' 12" E at 232.26 feet passing the North right~~  
18 ~~of way line of F.M. 482, at 285.59 feet passing the South line of~~  
19 ~~F.M. 482, and continuing a total distance of 300.37 feet to a point,~~

20 ~~[THENCE: S 34° 23' 06" E 862.76 to a point on the North line of~~  
21 ~~the Union Pacific Railroad,~~

22 ~~[THENCE: N 49° 27' 34" E along the North line of said Union~~  
23 ~~Pacific Railroad, at 2652.72 feet passing the South right-of-way~~  
24 ~~line of F.M. 482, and continuing to a point on the North line of F.M.~~  
25 ~~482 for a total distance of 2791.01 feet for a corner,~~

26 ~~[THENCE: departing and crossing over said Railroad, N 71° 20'~~  
27 ~~03" E along the North line of F.M. 482, 281.36 feet for a corner,~~

1       ~~[THENCE: N 62° 22' 17" E a distance of 444.57 feet to a corner,~~  
2       ~~[THENCE: S 24° 29' 19" E 3465.42 feet to a point on the North~~  
3 ~~line of Interstate Highway No. 35, for a corner,~~  
4       ~~[THENCE: Along the North line of Interstate Highway No. 35, N~~  
5 ~~54° 27' 44" E 526.01 feet to a point for corner,~~  
6       ~~[THENCE: Crossing Interstate Highway No. 35, S 37° 34' 07" E~~  
7 ~~300.87 feet to a point on the South line of Interstate Highway No.~~  
8 ~~35, for a corner,~~  
9       ~~[THENCE: Along the South line of Interstate Highway No. 35, N~~  
10 ~~55° 47' 27" E 1042.47 feet to a point for corner,~~  
11       ~~[THENCE: Departing the South line of Interstate Highway No.~~  
12 ~~35, S 25° 15' 18" E 2618.44 feet to a point for corner,~~  
13       ~~[THENCE: N 62° 09' 57" E 1080.43 feet to a point on the West~~  
14 ~~line of Engel Road, for a corner,~~  
15       ~~[THENCE: Along the West line of Engel Road, S 25° 12' 46" E~~  
16 ~~2844.86 feet to a point on the Green Valley Special Utility District~~  
17 ~~Waste Water CCN Service Area, for a corner,~~  
18       ~~[THENCE: Along a Northwest line of said Green Valley Special~~  
19 ~~Utility District Waste Water CCN Service area dated March 1, 2007, S~~  
20 ~~61° 22' 34" W 1019.68 feet, N 73° 13' 38" W 3159.91 feet, S 59° 48' 35"~~  
21 ~~W 1686.03 feet, S 16° 07' 18" W 1195.49 feet, S 26° 32' 20" W 1385.27~~  
22 ~~feet, S 37° 34' 44" W 1377.64 feet, S 47° 47' 06" W 1357.78 feet, S 59°~~  
23 ~~46' 05" W 1275.50 feet, and N 86° 56' 15" W 1337.40 feet to a point~~  
24 ~~for corner,~~  
25       ~~[THENCE: Along a Westerly line of the Green Valley Special~~  
26 ~~Utility District Waste Water CCN service area dated March 1, 2007, S~~  
27 ~~05° 55' 06" W 1572.21 feet to Guadalupe County Municipal District~~

~~No. 2, Volume 535, Page 729, for corner,~~

~~[THENCE: Along a Northerly line of the Guadalupe County  
Municipal District No. 2, Volume 535, Page 729, N 11° 22' 26" W  
1159.11 feet, N 44° 03' 31" W 33.63 feet, N 12° 17' 18" W 1304.67  
feet, N 28° 57' 44" W 248.60 feet, N 29° 29' 38" W 798.63 feet, N 29°  
45' 48" W 1594.04 feet to a point,~~

~~[THENCE: Along a Northerly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, N 29° 45' 48" W  
435.04 feet to a point on the South line of Interstate Highway No. 35  
for corner,~~

~~[THENCE: Along a Westerly line of Interstate Highway No. 35,  
S 47° 13' 00" W 283.13 feet, S 59° 45' 00" W 650.00 feet, S 70° 46' 00"  
W 764.00 feet, S 59° 45' 00" W 999.40 feet, S 14° 54' 00" W 268.00  
feet, S 59° 45' 00" W 60.00 feet, N 75° 07' 50" W 268.00 feet, S 59° 45'  
00" W 600.30 feet, S 59° 45' 00" W 1146.90 feet, S 59° 23' 00" W  
1004.40 feet, S 59° 45' 00" W 338.20 feet, S 15° 01' 00" W 166.20 feet  
to a point on the East line of F.M. 1103 for corner,~~

~~[THENCE: Along a Southerly line of F.M. 1103, S 30° 00' 00" E  
1940.70 feet, S 30° 14' 00" E 1222.10 feet to a point,~~

~~[THENCE: Along a said curve of F.M. 1103, a curve to the left  
having an arc length of 336.10 feet, a radius of 1870.10 feet, a  
tangent of 168.50 feet, and a chord bearing and distance of S 35° 22'  
55" E 335.65 feet to a point,~~

~~[THENCE: Along a Southerly line of F.M. 1103, S 40° 32' 00" E  
31.51 feet to a point for corner,~~

~~[THENCE: Along a Easterly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, N 59° 11' 22" E~~



~~1069.61 feet to a point on for corner,~~

~~[THENCE: Along a Northerly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, N 30° 40' 08" W  
152.83 feet to a point on for corner,~~

~~[THENCE: Along a Easterly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, N 59° 53' 28" E  
187.37 feet to a point on for corner,~~

~~[THENCE: Along a Southerly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, S 30° 02' 33" E  
1962.63 feet, S 30° 02' 31" E 1676.84 feet, S 54° 59' 41" E 382.07  
feet to a point on for corner,~~

~~[THENCE: Along a Easterly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, N 50° 38' 57" E  
1659.32 feet to a point on for corner,~~

~~[THENCE: Along a Northerly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, N 30° 27' 56" W  
1635.89 feet to a point on for corner,~~

~~[THENCE: Along a Westerly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, S 62° 05' 45" W  
275.29 feet to a point on for corner,~~

~~[THENCE: Along a Northerly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, N 29° 22' 19" W  
573.93 feet to a point on for corner,~~

~~[THENCE: Along a Easterly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, N 58° 39' 42" E  
567.90 feet to a point on for corner,~~

~~[THENCE: Along a Northerly line of the Guadalupe County~~

~~Municipal District No. 1, Volume 535, Page 726, N 30° 18' 39" W  
699.33 feet to a point on for corner,~~

~~[THENCE: Along a Easterly line of the Guadalupe County  
Municipal District No. 1, Volume 535, Page 726, N 58° 57' 47" E  
555.23 feet to a point on the Guadalupe County Municipal District  
No. 2 for corner,~~

~~[THENCE: Along a Southerly line of the Guadalupe County  
Municipal District No. 2, Volume 535, Page 729, S 30° 40' 57" E  
2015.01 feet to a point on for corner,~~

~~[THENCE: Along a Easterly line of the Guadalupe County  
Municipal District No. 2, Volume 535, Page 729, N 59° 23' 24" E  
1585.98 feet to a point on said Green Valley Special Utility  
District Waste Water CCN service area dated March 1, 2007 for  
corner,~~

~~[THENCE: Along a Southerly line of said Green Valley Special  
Utility District Waste Water CCN service area dated March 1, 2007, S  
24° 01' 15" E 898.36 feet for corner,~~

~~[THENCE: Along a Westerly line of said Green Valley Special  
Utility District Waste Water CCN service area dated March 1, 2007, S  
70° 59' 09" W 750.68 feet for corner,~~

~~[THENCE: Along a Westerly line of said Green Valley Special  
Utility District Waste Water CCN service area dated March 1, 2007, S  
00° 12' 29" E 780.03 feet to a point for corner,~~

~~[THENCE: Continuing along a West line of said Green Valley  
Special Utility District Waste Water CCN service area dated March  
1, 2007, S 30° 13' 40" E 592.32 feet and S 30° 13' 40" E crossing Green  
Valley Road No. 376, crossing Weil Road and continuing on a total~~

~~distance of approximately 10,000 feet to a point on the Southerly side of Short Weyel Road, for a corner;~~

~~[THENCE: Along the Southerly line of said Short Weyel Road, S 59° 46' 20" W crossing Sassmann Road No. 371, a total distance of 1250.0 feet to a point in the Westerly line of said Sassmann Road, for a corner;~~

~~[THENCE: Along the Westerly line of Sassmann Road No. 371, S 30° 13' 40" E 6675.28 feet to its intersection with the North line of Country Lane, for a corner;~~

~~[THENCE: Along the Northerly line of Country Lane, S 59° 50' 38" W 124.0 feet to a point in same, for a corner;~~

~~[THENCE: Crossing Country Lane, S 28° 56' 23" E 1154.17 feet, S 28° 15' 01" E 471.11 feet, and S 29° 35' 40" E crossing the Missouri Pacific Railroad and F.M. Highway No. 78, a total distance of 824.71 feet to a point in the Southerly line of F.M. Highway No. 78, for a corner;~~

~~[THENCE: Along the Southerly line of F.M. Highway No. 78, N 84° 29' 20" E 3998.45 feet to the beginning of a curve to the left, for a corner;~~

~~[THENCE: Along said curve to the left, having a radius of 10,808.0 feet, an arc length of 1043.78 feet, and a chord bearing and distance of N 81° 43' 20" E 1043.38 feet to the end of said curve, for a corner;~~

~~[THENCE: Continuing along the Southerly line of F.M. Highway No. 78, N 78° 57' 20" E 540.60 feet to its intersection with the approximate centerline of what is called Cattle Creek, for a corner;~~

~~[THENCE: In a Southwesterly direction, along the approximate  
centerline of said Cattle Creek, as follows:~~

- ~~[S 01° 04' 38" W 455.79 feet,~~
- ~~[S 16° 29' 33" W 274.45 feet,~~
- ~~[S 77° 58' 48" E 295.37 feet,~~
- ~~[S 34° 47' 53" W 157.45 feet,~~
- ~~[S 08° 43' 54" E 150.30 feet,~~
- ~~[S 31° 38' 14" W 238.45 feet,~~
- ~~[S 15° 45' 42" E 503.38 feet,~~
- ~~[S 00° 54' 01" E 250.46 feet,~~
- ~~[S 35° 04' 45" W 179.19 feet,~~
- ~~[S 67° 35' 55" W 178.15 feet,~~
- ~~[N 81° 29' 11" W 250.53 feet,~~
- ~~[N 61° 31' 11" W 230.14 feet,~~
- ~~[S 40° 59' 08" W 633.28 feet,~~
- ~~[S 56° 33' 18" W 261.51 feet,~~
- ~~[N 61° 33' 54" W 125.30 feet,~~
- ~~[N 31° 40' 47" W 337.75 feet,~~
- ~~[N 47° 39' 14" W 248.20 feet,~~
- ~~[S 78° 12' 45" W 432.90 feet,~~
- ~~[S 54° 43' 07" W 452.12 feet,~~
- ~~[S 33° 22' 24" W 440.20 feet,~~
- ~~[S 17° 09' 40" W 657.67 feet,~~
- ~~[S 13° 34' 54" W 799.23 feet,~~
- ~~[S 31° 32' 24" W 276.48 feet,~~
- ~~[S 65° 44' 05" W 184.88 feet,~~
- ~~[N 79° 45' 07" W 417.68 feet,~~

1           ~~[S 84° 28' 30" W 772.85 feet,~~  
2           ~~[N 58° 10' 18" W 290.55 feet,~~  
3           ~~[N 80° 10' 16" W 144.54 feet,~~  
4           ~~[S 56° 38' 15" W 213.22 feet,~~  
5           ~~[S 15° 13' 10" W 283.78 feet,~~  
6           ~~[S 07° 18' 35" E 288.70 feet,~~  
7           ~~[S 03° 08' 48" W 302.59 feet,~~  
8           ~~[S 20° 20' 51" W 184.77 feet,~~  
9           ~~[S 39° 35' 43" W 587.70 feet,~~  
10          ~~[S 39° 25' 21" W 1104.65 feet,~~  
11          ~~[S 58° 17' 29" W 414.00 feet,~~  
12          ~~[S 89° 20' 08" W 257.78 feet,~~  
13          ~~[N 59° 48' 31" W 477.06 feet,~~  
14          ~~[N 37° 30' 37" W 405.38 feet,~~  
15          ~~[S 72° 36' 13" W 117.97 feet,~~  
16          ~~[S 41° 54' 55" W 273.14 feet,~~  
17          ~~[S 55° 49' 19" W 413.18 feet, and~~  
18          ~~[N 86° 51' 13" W 520.99 feet to its intersection with the~~  
19          ~~Southerly line of Arizpe Road No. 319, for a corner,~~  
20          ~~[THENCE: Along said Southerly line, S 59° 45' 31" W 353.63~~  
21          ~~feet, S 19° 32' 48" W 24.13 feet, and S 59° 41' 22" W crossing~~  
22          ~~Haeckerville Road No. 327, a total distance of 2058.68 feet to a~~  
23          ~~point in the Westerly line of Haeckerville Road No. 327, for a~~  
24          ~~corner,~~  
25          ~~[THENCE: Along the Westerly line of Haeckerville Road No.~~  
26          ~~327, S 30° 08' 43" E 3988.32 feet to its intersection with the~~  
27          ~~Northerly line of Lower Seguin Road No. 318, for a corner,~~

1       ~~[THENCE: Along the Northerly line of Lower Seguin Road No.~~  
2 ~~318, as follows:~~

3       ~~[S 80° 02' 06" W 2674.71 feet,~~  
4       ~~[S 80° 32' 01" W 250.16 feet,~~  
5       ~~[S 81° 27' 20" W 672.30 feet,~~  
6       ~~[S 65° 17' 39" W 122.49 feet,~~  
7       ~~[S 59° 52' 20" W 819.78 feet,~~  
8       ~~[S 60° 22' 20" W 308.70 feet,~~  
9       ~~[S 60° 08' 20" W 1135.50 feet,~~  
10       ~~[S 60° 08' 56" W 208.38 feet,~~  
11       ~~[S 59° 27' 05" W 311.26 feet,~~  
12       ~~[N 84° 30' 52" W 133.91 feet,~~  
13       ~~[S 89° 15' 51" W 170.37 feet, and~~  
14       ~~[N 80° 11' 40" W 117.85 feet to the Point of Beginning.]~~

15       SECTION 2. (a) The legal notice of the intention to  
16 introduce this Act, setting forth the general substance of this  
17 Act, has been published as provided by law, and the notice and a  
18 copy of this Act have been furnished to all persons, agencies,  
19 officials, or entities to which they are required to be furnished  
20 under Section 59, Article XVI, Texas Constitution, and Chapter 313,  
21 Government Code.

22       (b) The governor, one of the required recipients, has  
23 submitted the notice and Act to the Texas Commission on  
24 Environmental Quality.

25       (c) The Texas Commission on Environmental Quality has filed  
26 its recommendations relating to this Act with the governor, the  
27 lieutenant governor, and the speaker of the house of

1 representatives within the required time.

2       (d) All requirements of the constitution and laws of this  
3 state and the rules and procedures of the legislature with respect  
4 to the notice, introduction, and passage of this Act are fulfilled  
5 and accomplished.

6       SECTION 3. This Act takes effect immediately if it receives  
7 a vote of two-thirds of all the members elected to each house, as  
8 provided by Section 39, Article III, Texas Constitution. If this  
9 Act does not receive the vote necessary for immediate effect, this  
10 Act takes effect September 1, 2013.